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Landowner-Specific Narrative Summary
Betty K. Marshall Farmland Trust

ATXI has been unsuccessful in obtaining an easement from the Betty K. Marshall Farmland Trust. The Trust owns two parcels at issue, totaling approximately 240 acres, along the Meredosia to Pawnee segment of the Project in Morgan County, Illinois. The parcels have been designated internally as A_ILRP_MP_MO_297_ROW and A_ILRP_MP_MO_302_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Trust, its Trustee, or its counsel regarding acquiring an easement across the property on at least 95 occasions, including 34 emails, 21 in person meetings, 4 letters, 16 phone calls, and 20 voicemails. The Trust is represented by Mr. Randy Segatto of the law firm Barber, Segatto, Hoffee, Wilke & Cate LLP.

ATXI received Mr. Segatto's letter of representation in September 2013, and land agents began attempting to contact the Trust in March 2014. In April 2014, the agent provided the Trust's attorney with ATXI's initial offer and supporting documentation. The Trust's attorney requested certain changes to the language of the easement document, which his firm had previously suggested to ATXI in negotiations related to other landowners. ATXI was able to agree to these revisions. On July 1, 2014, the land agent met with the Trust's attorneys to discuss the easement language. The attorneys stated that after the language was resolved, the parties would begin to negotiate compensation and other concerns. On July 15, 2014, the agent received additional revisions to the easement documentation to reflect changes the Trust's attorneys had mentioned in the July 1 meeting.

On July 18, 2014, the agent informed the Trust's attorneys that the language revisions were under review by ATXI, and requested that the Trust provide a response regarding ATXI's offer of compensation. The land agent also requested that any counteroffer be supported by an appraisal or information regarding comparable sales. The land agent received a response almost

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one month later: on August 13, 2014, the Trust's attorney provided a counteroffer with a per-acre price based on recent sales in the area. ATXI determined that the properties on which the Trust's counteroffer was based were of higher quality than the Trust property. Nevertheless, on September 22, 2014, ATXI increased the per-acre price on which its offer was based.

On October 30, 2014, the Trust's attorney informed the land agent that the Trust continued to seek per-acre compensation at the same level as its August 13 counteroffer. Two weeks later, the land agent provided the Trust with an updated appraisal dated November 5, 2014. The per-acre value in the updated appraisal was lower than the per-acre value on which ATXI had based its September 2014 counteroffer. Nevertheless, ATXI did not decrease the amount of its offer.

Throughout November and December 2014, the Trust reviewed ATXI's counteroffer. On January 19, 2015, the Trust's attorney informed the land agent that the Trust had concerns regarding language in the easement document. On January 27, 2015, ATXI increased the per-acre value of its offer to the Trust in an effort to encourage settlement.

During February and March 2015, ATXI coordinated with the farm tenant on the Trust property to identify the proposed locations of the poles and ensure compatibility with farm equipment. The farm tenant requested a pole relocation, which ATXI determined it could not accommodate because it would involve significant additional costs. During this period, ATXI attempted on several occasions to solicit a response from the Trust regarding its most recent offer of compensation. The Trust's attorney proposed revisions to the easement agreement on April 22, 2015, but did not provide a response to ATXI's most recent offer of compensation.

On May 1, 2015, the Trust's attorney informed the land agent that the Trust would not agree to anything until the pole placement issue was resolved with the farm tenant. The land

agent met with the farm tenant on May 9, and resubmitted his pole relocation request for engineering review that day. ATXI determined that it could relocate three of the four poles on the property, as the farm tenant requested. Initially, ATXI believed the fourth pole relocation was not possible because it would jeopardize the integrity of the line. An ATXI supervisor agreed to visit the property to view the location of this fourth pole. After lengthy back and forth discussions with the contact for the Trust, ATXI determined that the pole could be placed in the location the farm tenant requested. ATXI informed the landowner's attorney of this development on July 1, 2015.

Meanwhile, during April, May, June and July 2015, ATXI and the Trust's attorney have negotiated terms of the easement and a confidential settlement agreement.

ATXI will continue to negotiate with The Trust to the extent it is willing to engage in negotiations with ATXI. However, given that ATXI does not have confirmation that agreement on easement language has been reached, and there is no agreement on monetary compensation, a voluntary agreement in the timeframe supporting the segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4/18/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter: no

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable NA ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable NA ☒
12. Provide EMF brochure, if requested NA ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) John Ohlms ☒

Morgan County, IL

ATXI Exhibit 2.3 (Part E)

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Tax Id: 19-22-300-002, 19-22-400-001

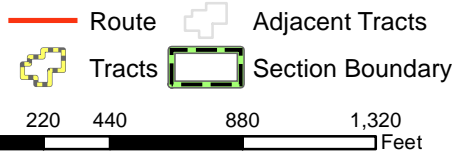


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Betty K. Marshall Farmland Trust

Tract No.: A_ILRP_MP_MO_297

Date: 4/14/2015

EXHIBIT "A"

AN 11.126 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES H. MARSHALL, AS TRUSTEE UNDER THE BETTY K. MARSHALL FARMLAND TRUST, RECORDED IN DOCUMENT NO. 594733 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 111 (80 FOOT RIGHT-OF-WAY), FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN BEARS SOUTH 01 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE OF 5,284.90 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1050340.02, E:2353700.73;

THENCE SOUTH 89 DEGREES 42 MINUTES 13 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 318.29 FEET TO A POINT FOR CORNER;

THENCE NORTH 76 DEGREES 05 MINUTES 15 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 134.40 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 1,655.55 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 735.69 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75 DEGREES 25 MINUTES 23 SECONDS WEST, A DISTANCE OF 133.13 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID EAST 1/2, FROM WHICH A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID EAST 1/2 BEARS NORTH 88 DEGREES 59 MINUTES 17 SECONDS EAST, A DISTANCE OF 342.87 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST 1/2, A DISTANCE OF 639.53 FEET TO A POINT FOR CORNER;

THENCE NORTH 75 DEGREES 25 MINUTES 23 SECONDS EAST, LEAVING THE SOUTH LINE OF SAID EAST 1/2, A DISTANCE OF 773.29 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 754.41 FEET TO A POINT FOR CORNER;

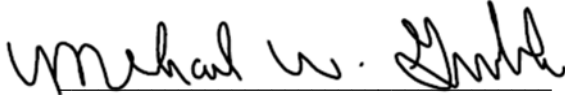
THENCE NORTH 89 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,674.55 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 443.43 FEET TO A POINT FOR CORNER IN SAID WEST RIGHT-OF-WAY LINE;

EXHIBIT "A"

THENCE SOUTH 00 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 484,637 SQUARE FEET OR 11.126 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



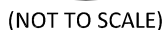
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/19/2015





"B" ATXI Exhibit 2.3 (Part E)
Page 8 of 8



JAMES H. MARSHALL,
AS TRUSTEE UNDER THE
BETTY K. MARSHALL
FARMLAND TRUST
DOCUMENT NO. 594733
D.R.M.C.I.
A_ILRP_MP_MO_297
A_ILRP_MP_MO_302

PROPOSED VARIABLE
WIDTH EASEMENT
11.126 ACRES
— (484,637 S.F.)

SECTION 22
TOWNSHIP 13N
RANGE 8W

SEE DETAIL "B"

SECTION LINE

L7

L6

TREG CARUTHERS AND
KIM CARUTHERS,
HUSBAND AND WIFE
DOCUMENT NO. 561118
D.R.M.C.I.
A_ILRP_MP_MO_299

TRACT 1
HERSCHEL M. CARUTHERS, II
AND LINDA M. CARUTHERS
DOCUMENT NO. 559993
D.R.M.C.I.
A-ILRP-MP-MO-301

STEVEN L. RUHOLL
AND
DONNA MARIE RUHOLL,
HUSBAND AND WIFE
DOCUMENT NO. 374380
D.R.M.C.I.
A_ILRP_MP_MO_303

NEAL DOUGLAS MEGGINSON
DOCUMENT NO. 523049
D.R.M.C.I.
A_ILRP_MP_MO_304

P.O.B.
SEE DETAIL "A"
GRID COORDINATES
N:1050340.02
E:2353700.73

LINE TABLE		
NUMBER	BEARING	DISTANCE
L7	N75°25'23"E	773.29'
L8	N89°28'02"E	754.41'
L9	N89°39'19"E	1674.55'
L10	S76°05'15"E	443.43'
L11	S00°21'32"E	74.16'
L12	N88°59'17"E	342.87'

D.R.M.C.I.

P.O.B.
P.O.R.

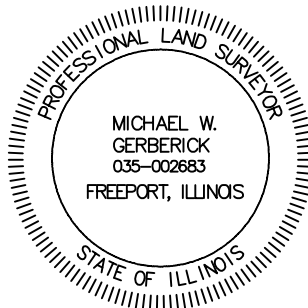


2	1
11	12

DEED RECORDS
MORGAN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
RAILROAD SPIKE FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



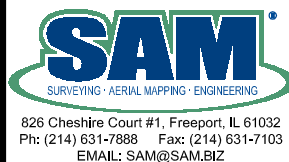
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/19/2015
SCALE: 1"=600'
TRACT ID: A_ILRP_MP_MO_297
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 22, TOWNSHIP 13 NORTH, RANGE 8 WEST
OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS

FN: D 2108

A_ILRP_MP_MO_297.DWG